



TOWN OF WEST HARTFORD

AGENDA ITEM SUMMARY

To: Town Council

From: Matt Hart, Town Manager

Date: 5/4/2018

CC: P. Alair, K. Boneham, M. McGovern, T. Dumais

Subject: Proposed Amendment to Special Development District #140 – 1 Memorial Drive

Background: An Application was filed by Delamar West Hartford, LLC for an amendment to the previously approved Special Development District #140, known as the Delamar Hotel. The stated purpose of the amendment is to request changes to the approved architecture and landscaping to permit the elimination of an architectural rooftop mechanical screen; the elimination of decorative trees; and the addition of a seasonal vestibule enclosure for the Artisan restaurant.

In accordance with Section 177-44 C.(2)(f) of the Zoning Ordinances, the application was referred to the Town Plan and Zoning Commission (TPZ) for investigation and recommendation. The matter will be reviewed at their scheduled meeting on May 7th. Additionally, in accordance with Section 177-55 of the Zoning Ordinances, the application was referred to the Design Review Advisory Committee (DRAC) for review and recommendation. At its scheduled meeting on April 19th, the DRAC conducted an initial review. A formal vote was not taken and the applicant agreed to explore additional design alterations for the cooling tower and reconvene with DRAC.

It is staff's expectation that the applicant will request the public hearing be opened and immediately continued to the Council's next available meeting date in May.

Operational Impact: The Special Development District application is not anticipated to have any operational impacts on the Town.

Financial Impact: A revenue fee of \$780 will be collected as part of the required permitting fees for this type of land use application.

Legal Review: The Corporation Counsel's Office has reviewed the final version of the ordinance for its form and legality.

Recommendation: Following the testimony received during the public hearing, the Council can move to take action on the SDD amendment or to continue the public hearing as necessary. If the Council moves to take action, it can:

1. Approve the SDD amendment as requested
2. Approve the SDD amendment with modifications.
3. Deny the SDD amendment.

Attachments:

- 1) Application narrative and supporting information
- 2) Application plan set